

**THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS
NOTICE OF APPLICATION & PUBLIC MEETING
TO RECEIVE AGENCY & PUBLIC COMMENTS
REGARDING A PROPOSED ZONING BY-LAW AMENDMENT**

TAKE NOTICE THAT the Town wants your comments on this Application;

AND THAT the Planning Division of the Planning & Building Services Department of The Corporation of the Town of The Blue Mountains has received an Application for a Zoning By-law Amendment;

AND FURTHER THAT the Planning & Building Committee of Council of The Corporation of the Town of The Blue Mountains will hold a **PUBLIC MEETING** in the **L. E. SHORE MEMORIAL LIBRARY, 183 BRUCE STREET SOUTH, THORNBURY, ONTARIO, COMMENCING 7:00 P.M. ON THE 1ST DAY OF MARCH, 2010**, for the purpose of receiving agency and public comments on an Application for a Zoning By-law Amendment.

The purpose of this Application is to consider a request to rezone the subject lands that would permit 2 mixed-use buildings, each 3 storeys in height, comprised of commercial units on the ground floor and residential units above. The proposal would require a reduced setback abutting King Street West and Bruce Street North so as to bring the structures closer to the street; increase the maximum building height to allow for a third storey; and establish reduced parking and loading space provisions; amongst other matters.

The effect of this Amendment would be to rezone the subject lands from the General Commercial C2 Zone and Residential Multiple RM1 Zone to Core Commercial Exception 42 Holding C1-42-h Zone. Exception 42 would only permit 2 buildings with provisions regulating ground floor area, amount of units, setbacks, height, parking, and loading spaces, amongst other matters. The holding symbol (-h) will also be utilized under the Amendment to obtain Site Plan Approval amongst other matters, for the detailed layout of the subject lands, prior to the commencement of construction through the building permit process. It should be noted that an Application for Site Plan Approval has not been submitted at this time in conjunction with this Application.

The subject lands of this proposed Amendment are owned by Harbour Mews Inc., c/o Anthony Bauer; and are legally described as Lot 25 and Part Lot 26 southwest of King Street and Part Lot 25 northeast of Arthur Street, Town Plot of Thornbury; Part 1, 16R-1576; Part of Part 1, 16R-1917; Town of The Blue Mountains. These lands are locally described as being located on the southwest corner of the intersection between Bruce Street and King Street with a civic address of 10 and 16 Bruce Street North and 11 King Street West; as shown on the attached sketch.

Any person or agency may attend the Public Meeting and/or make written or verbal representation either in support of or in opposition to the proposed Amendment.

If a person or public body does not make oral submissions at a public meeting or make written submissions to The Corporation of the Town of The Blue Mountains before the by-law is passed, the person or public body is not entitled to appeal the decision of The Corporation of the Town of The Blue Mountains Council to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to The Corporation of the Town of The Blue Mountains before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

Additional information relating to the proposed Amendment is available for inspection during regular office hours in the Planning Division of the Planning & Building Services Department at the Municipal Office, at the address below, or contacting the Planning Division directly at (519)599-3131 ext.269.

At this public meeting, the Town seeks to receive comments to aid in our decision making process. It should be noted that a decision on this Application will not be made at this public meeting. The Planning Division will bring recommendations forward to a Planning & Building Committee Meeting at a future date following this public meeting.

DATED at Town of The Blue Mountains this 3rd day of February, 2010.

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